

REFERRAL

12/19/05

319 MARBURG AVE.

CINCINNATI, OH 45208

Cole, Laketa**From:** Glassmeyer, Andrew [Andrew.Glassmeyer@Cinergy.COM]**Sent:** Monday, December 19, 2005 10:50 AM

To: mark.mallory@cincinnati-oh.gov; william.langevin@cincinnati-oh.gov; Ron.Thomas@cincinnati-oh.gov; Edward.Cunningham@cincinnati-oh.gov; David.Schneider@cincinnati-oh.gov; Lonnie.Wise@cincinnati-oh.gov; bellamah@cincinnati-oh.gov; cosgrove@cincinnati-oh.gov; reising@cincinnati-oh.gov; forman@cincinnati-oh.gov; mo.adlon@cincinnati-oh.gov; katherine.keough-jurs@cincinnati-oh.gov; citymanager@cincinnati-oh.gov; leslie.ghiz@cincinnati-oh.gov; laketa.cole@cincinnati-oh.gov; james.tarbell@cincinnati-oh.gov; jeff.berding@cincinnati-oh.gov; chris.bortz@cincinnati-oh.gov; john.cranley@cincinnati-oh.gov; david.crowley@cincinnati-oh.gov; chris.monzel@cincinnati-oh.gov; cecil.thomas@cincinnati-oh.gov; Brenda.Frye@cincinnati-oh.gov; Walter.Handy@cincinnati-oh.gov; jason@cincinnati-oh.gov; bellamah@cincinnati-oh.gov; henry@cincinnati-oh.gov; powell@cincinnati-oh.gov; franz@cincinnati-oh.gov; Wilson@cincinnati-oh.gov; thomas.streicher@cincinnati-oh.gov; s.r.gregoire@cincinnati-oh.gov; colpob@cintas.com

Cc: sduwel@fuse.net; aglassmeyer@fuse.net; greg@riesinsurance.com; tomtakingaction@channelcincinnati.com; cmatthews@wcpc.com; rantrave@wkrc.com; gkorte@enquirer.com; ahoward@enquirer.com; skemme@enquirer.com; cweiser@enquirer.com; wolterman@mfitton.com

Subject: Violations at 3651 Marburg

Mr. Mark Mallory and City of Cincinnati Officials:

Below you will find a correspondence I had with some of Cincinnati's Building Inspectors. In it we are talking about a home that was closed down by the City for numerous violations. It was declared vacant 10/27/2003. The owner is deceased. His agent is his son Dennis Cook. Mr. Cook has not been given permission to occupy the home except for security purposes and rehab work. Please see the attached link for a full list of Housing, Zoning, Building and Health Code violations.

<http://cagisperm.hamilton-co.org/cpop/permits/address.aspx>

I am writing to find out why the City will not enforce it's laws, regulations, and codes. There are numerous violations that exist that affect my quiet enjoyment of my property. There are violations that affect the safety of my family. There are activities that go on at this house that are illegal.

The house is not to be occupied by anyone other than Mr. Cook. I have been told this by the inspectors and this information is in the complaint information, see violation B200403598. However, Mr. Cook has continued to operate this residence as an illegal room home. This weekend there were nine people staying there. There is no regard for Cincinnati's laws by Mr. Cook.

Because the City of Cincinnati will not enforce it's laws, regulations, and codes I have now incurred property damage. This weekend my wife was in a hit skip accident with a person that frequents this flop house. This person pulled in to my driveway and hit my wife's car as she was backing out of our driveway. This person dropped off a couple that reside in the home and then drove off without asking my wife if she was ok or to see if there was any damage to the car. There was damage. I did call the police.

What I want to know is why the City will not make Mr. Cook get a Vacant Building Maintenance License after 2 years? Why the City will not make Mr. Cook fix his gutters? Why Mr. Cook does not have to fix his broken windows? Why Mr. Cook does not have to fix his porch? Why Mr. Cook can operate an illegal room home? Why my rights are being violated?

If you are permitting this activity are you then going to take financial responsibility for the damages to my person and property?

I want action taken on this illegal activity. I want an answer by 12/21/2005 as to the course of action that is going

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to be taken by the city to rectify this situation. This has been allowed to continue for to long. Damages have occurred.

Mr. Mallory is this what you want for the people of Cincinnati?

Some of the things I have mentioned were supposed to be taken care of in 2001. See violation B200103813.

Sincerely,

Andy Glassmeyer

314-1550

>From: Cunningham, Edward [<mailto:Edward.Cunningham@cincinnati-oh.gov>]

>Sent: Monday, October 04, 2004 9:11 AM

>To: Glassmeyer, Andrew; Schneider, David; Cunningham, Edward; Wise,

>Lonnie

>Cc: DeWine, Pat

>Subject: RE: 3651 MARBURG AV

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>Mr. Glassmeyer,

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>This is to bring you up to date on our activities. As a result of your complaint filed with us on the 23 of August, 2004, the inspector did inspect the building on August 26, 2004, and issued orders on the 27th to obtain a vacant building maintenance license, secure the building, keep the building vacant and make electrical repairs and obtain final approval for the work. The owner had until September 27th to complete the work. The owner failed to comply with the orders. I have directed the area supervisor to prepare this case for criminal court. I regret that this building is the source of irritation for you and your family and I understand your dissatisfaction with the conditions you've reported.

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>The situation Mr. Schneider described has to do with an issue of access to the property. We cannot walk into the side and rear yards of property without consent of the owner, due to the unreasonable search and seizure clause in the Bill of Rights. We did enter this building previously on a search warrant however. We have enough evidence to file the charge. Thank you for bringing this matter to our attention. We will continue to monitor this case for compliance.

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12/19/2005

>Ed Cunningham

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> -----Original Message-----

> From: Glassmeyer, Andrew [<mailto:Andrew.Glassmeyer@Cinergy.COM>]

> Sent: Friday, October 01, 2004 11:06 AM

> To: Schneider, David; Cunningham, Edward; Wise, Lonnie

> Cc: pat.dewine@cincinnati-oh.gov

> Subject: RE: 3651 MARBURG AV

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> David:

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> Thanks for going to the sidewalk and checking the house. Unfortunately, the stench is still there even though you did not smell it from fifty feet away. Looking at the house, the foul odor is coming from the basement windows on the left side of the house. The windows are next to my driveway. The rules that are in place for maintaining a vacant house state that ALL windows and openings must be secured or covered. These are your rules? These windows have screens on them, however the glass is open. The odor is in the basement of this home is still evident. Does a screen equate to being secure?

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> From your vantage point at the street, I am sure you were able to see the 6" by 6" hole under the front porch where an animal is living. I know this may be a small opening but it is big enough for an animal to get in and out. It is also near my driveway. There is an animal living there.

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> I hope that this can be taken care of in a professional manner. What about the safety of my family? Are my concerns as a taxpayer being address? This home has been vacant almost a year and there have been no improvements made. That is not my major concern. I just want this home to be taken care of according to the vacant home management/maintenance rules. I do not see that happening.

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> Please take care of this situation.

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> Sincerely,

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12/19/2005

> Andy Glassmeyer

> 314-1550

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> From: Schneider, David [<mailto:David.Schneider@cincinnati-oh.gov>]

> Sent: Thursday, September 30, 2004 10:25 AM

> To: Cunningham, Edward; Wise, Lonnie

> Cc: Glassmeyer, Andrew

> Subject: RE: 3651 MARBURG AV

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> I checked this building and it appears to be vacant, all basement openings appear to be intact, as viewed from the public sidewalk, and there was no evidence of a "bonfire party" which was visible from the public sidewalk. There was no stench that I could determine, once again, from the public sidewalk.

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> -----Original Message-----

> From: Cunningham, Edward

> Sent: Tuesday, September 28, 2004 8:44 AM

> To: Wise, Lonnie; Schneider, David

> Cc: 'andrew.glassmeyer@cinergy.com'

> Subject: 3651 MARBURG AV

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> Lonnie and Dave,

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> Mr. Glassmeyer who lives right next door to the subject called and informed me that the basement windows are open and the stench of urine is emanating from the building. The owner reportedly was there with friends and had a bonfire party in the rear yard a while back. They are not working on the building, there are broken windows etc. Will you please let the neighbor know what the next enforcement action is. We did a CERT search warrant on this

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last year and this property has caused us a lot of trouble. The wiring in the building when I was there last was horrific. Mr Glassmeyer would prefer to remain anonymous for fear the owner may retaliate against his girlfriend.

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> Thank you,

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> Edward P Cunningham

> Housing Inspections

> 3300 Central Parkway

> Business Development and Permit Center

> Cincinnati, Ohio 45225

> Ph: (513) 352-1909

> Fax: (513) 564-1708